



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes May 21, 2007

Commission Members Present: Chair Ed Gladstone, Vice Chair Connie Koenig, Secretary Wayne Dougherty, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: Planning & Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, and County Planning Liaison Shawna Lemonds.

Chair Gladstone called the meeting to order at 7:00 PM.

Mr. Gladstone requested all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the April 23, 2007 meeting were reviewed and approved as amended. (MOTION by Mr. Stull and seconded by Mr. Dougherty unanimously passed.)

Chair

Mr. Gladstone stated that the night's events were being televised and recorded.

Mr. Stup reviewed the Agenda Package, announced that to date there weren't any items for the June Agenda, and reminded the Commission that Mr. Stull and Mr. Stup would be out of town for the MML Conference June 24th - 27th. Mr. Stup would be back in the office on June 27th.

Mr. Stup introduced the new County Planning Liaison to Brunswick, Shawna Lemonds and asked her for a few comments.

Mr. Stup discussed the Certificate of Appreciation to Carole Larsen from the Planning Commission for her work as Frederick County Planning Liaison to the City of Brunswick and stated that he will ensure that she receives it.

Mr. Love distributed a copy of the letter addressed to Mr. Gladstone from Brunswick Woodworking to the Commission. Several of the incorrect items listed were mentioned, several general planning administrative review requirements were identified, and it was announced that the letter will be addressed as part of a meeting with the developer on May 23rd.

Old Business

Zoning – Site Plans

Galyn Manor Recreational Amenities Site Plan – Staff update of the status of the Temporary Use of the School Site for a Recreational Areas in the Galyn Manor PUD, located West of MD Route 464, North of Souder Road. Zoning Classification: R-1; BR-PUD-01-SP-RA

Staff Presentation: Mr. Stup briefed the Commission on the status of the progress for utilization of the BOE School Site for use as a Temporary Recreation Area for Galyn Manor, and answered Commission questions.

Applicant: None.

Public Comment: None.

New Business:

Zoning – Site Plans

Brunswick House Apartment Complex- Request for Site Plan Approval for revisions to the existing site, located at 1100 Peach Orchard Lane, North of Orndorff Drive and East of Maple Avenue. Zoning Classification: R-2; Water and Sewer Classification: W-1, S-1; BR-S-07-02-SP

Staff Presentation and Recommendation:

Mr. Love presented the Staff Report for the Brunswick House Apartment complex.

Staff recommended Approval of the Site Plan in accordance with the Staff Report and the following specific conditions:

1. Staff review and approval of any resubmissions.
2. Address any additional checksheet and Staff comments to Staff's satisfaction.
3. Address appropriate Agency comments.
4. Applicant bound by their testimony.

Mr. Love answered questions from the Commission.

Mr. Burruss entered the meeting.

Applicant:

Mr. Paul Kress, Brunswick VOA Affordable Housing, LP presented the applicant's case with Mr. Alan Miner, Wiencek & Associates, and Mr. Carlos Dunahugh, Dewberry & Davis LLC, and answered Commission questions.

Ms. Koenig questioned the applicant on how long the residents would be displaced and as to what types of nuisances they would be subjected.

Public Comment:

Ms. Ellen Learner, a future resident of the apartment complex, asked questions regarding the functionality of the facility once it was renovated.

Rebuttal: None.

Decision:

Ms. Koenig made a motion to approve the Site Plan in accordance with the Staff Recommendation and Staff Report; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Transportation-Oriented Development Overlay Option

Staff presentation and discussion to establish a Transportation-Oriented overlay Option in the Zoning Ordinance.

Staff Presentation and Recommendation:

Mr. Stup discussed the background associated with the need for a Downtown Core Area Overlay Option.

Staff recommended approval of the concept of establishing a City of Brunswick TOD Overlay Development Option for the Downtown Core Area to become part of the Zoning Ordinance, and instructed Staff to work with Main Street Committee and the City Attorney to initiate revisions to the Zoning Ordinance, Subdivision Regulations, Design Manual or any other development document necessary to establish a TOD Overlay Development Option, and forward it to the Mayor & Council for adoption by ordinance.

Messrs. Stup and Love answered Commissioner's questions.

Ms. Michelle Kershner, Mainstreet Manager, also noted support of the concept.

Decision:

Motion by Mr. Stull; seconded by Ms. Koenig to approve the concept of establishing a City of Brunswick TOD Overlay Development Option for the Downtown Core Area to become part of the Zoning Ordinance, and instruct Staff to work with Main Street Committee and the City Attorney to initiate revisions to the Zoning Ordinance, Subdivision Regulations, Design Manual or any other development document necessary to establish a TOD Overlay Development Option, and forward it to the Mayor & Council for adoption by ordinance in accordance with the Staff Report.

VOTE: Yea 5 Nay 0

Landscape Manual

Staff presentation and discussion to establish a Landscape Manual.

Staff Presentation and Recommendation:

Mr. Stup discussed the background associated with the need for a Landscape Manual.

Staff recommended approval of the concept of establishing a City of Brunswick Landscape Manual to become part of the Zoning Ordinance, and to instruct Staff to work with the City Attorney and to initiate revisions to the Zoning Ordinance, Subdivision Regulations, Design Manual or any other development document necessary to establish a Landscape Manual, and forward it to the Mayor & Council for adoption by ordinance.

Messrs. Stup and Love answered Commissioner's questions.

Decision:

Motion by Mr. Dougherty; seconded by Ms. Koenig to approve the concept of establishing a City of Brunswick Landscape Manual to become part of the Zoning Ordinance, and instruct Staff to work with the City Attorney and to initiate revisions to the Zoning Ordinance, Subdivision Regulations, Design Manual or any other development document necessary to establish a Landscape Manual, and forward it to the Mayor & Council for adoption by ordinance in accordance with the Staff Report.

VOTE: Yea 5 Nay 0

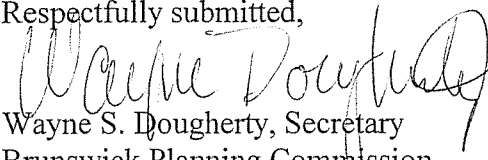
Public Comment:

Mr. Stup reminded the Commission that the next scheduled meeting was June 25, 2007 at 7:00 PM. Councilman Stull and Mr. Stup were scheduled to be out of town. Currently there weren't any items for the Agenda. If that is the case, the following meeting is July 23, 2007 at 7:00 PM.

Adjournment

The meeting was adjourned at 8:25 PM.

Respectfully submitted,


Wayne S. Dougherty, Secretary
Brunswick Planning Commission